

**Fact Sheet
October 2003**

Draft Removal Action Workplans 4825 San Leandro Street Oakland, California



Oakland, California

PROPOSED CLEANUP IN YOUR NEIGHBORHOOD

DTSC is one of six Boards and Departments within the California Environmental Protection Agency. The Department's mission is to restore, protect and enhance the environment, to ensure public health, environmental quality and economic vitality, by regulating hazardous waste, conducting and overseeing cleanups, and developing and promoting pollution prevention.

State of California



California
Environmental
Protection Agency



The California Department of Toxic Substances Control (DTSC) is issuing this fact sheet to notify the community about the proposed cleanup plans (draft Removal Action Workplans or RAWs) for two parcels of land located at 4825 San Leandro Street in Oakland, California.

This fact sheet provides information on the public comment period for the draft RAWs, past environmental investigations, various cleanup alternatives considered, and the cleanup measures being proposed to address lead and arsenic contamination at each parcel. The purpose of each draft RAW is to reduce the potential risk to human health and the environment by preventing direct exposure to lead and arsenic detected in site soils.

DTSC is also proposing a Notice of Exemption (NOE) for each parcel in accordance with the California Environmental Quality Act (CEQA).

DTSC would like interested members of the community to comment on the draft RAWs and NOEs. These documents and other site-related reports are available for public review at the information repositories listed on the back of this fact sheet.

PUBLIC COMMENT PERIOD

October 25 – November 24

We invite your comments and questions about the draft RAWs and Notice of Exemptions. We will take written public comments beginning on October 25 and ending on November 24, 2003. Comments should be postmarked no later than November 24, 2003, and sent to:

Jacinto Soto, Project Manager
Cal/EPA, DTSC
700 Heinz Avenue, Suite 200
Berkeley, CA 94710-3952
(510) 540-3836
jsoto@dtsc.ca.gov

DTSC will consider holding a public meeting if there is significant interest. Please send written requests for a meeting to Jacinto Soto at the address listed above.

Further information about how you can become involved is provided on the back of this fact sheet.

SITE LOCATION AND HISTORY

The site consists of two parcels located at 4825 San Leandro Street in Oakland, California (see Figure 1), as described below:

- ❑ Parcel 1 is about one acre in size and is bordered by San Leandro Street to the northeast and 49th Avenue to the southeast. A single-story office, warehouse and maintenance shop building is located on this parcel, and the remaining portions of the property are paved and used for automobile parking and storage.
- ❑ Parcel 2 is about one-acre in size and is bounded to the southeast by 49th Avenue and by a series of Union Pacific railroad tracks to the southwest. The site is unpaved and is used as a commercial storage yard for construction equipment and construction materials.

Both parcels were formerly part of the Dutch Boy Paint factory that operated at the site from 1918 to 1970. Lead was used as an additive to the paints being manufactured.

RESULTS FROM THE SITE INVESTIGATIONS

Since 1990, several environmental investigations have been conducted at Parcels 1 and 2. These investigations have involved collecting and analyzing numerous soil and groundwater samples. Sample results indicate that elevated levels of lead are present in some areas of surface soil on both parcels. The lead contamination is likely the result of past paint manufacturing activities. Groundwater underneath the site is found at a depth of about 6 to 7 feet and remains unaffected.

RISK EVALUATION

There is a small possibility that on-site workers and nearby residents could come into contact with particles of lead and arsenic in the soil by touching, ingesting, or inhaling small amounts of soil. A risk evaluation was completed to calculate the concentrations of lead in soil that would need to be cleaned up or contained to ensure the safety of the site for long-term commercial use and the long-term safety of adjacent residents.

DTSC has established a target range of risk levels to estimate potential human health risks caused by exposure to lead. Risks are assessed based on the

amount of contamination present at a site and possible ways individuals could be exposed to the contamination.

Scientists evaluated potential risks at the site to onsite employees, maintenance or construction workers digging into the soil and nearby residents. The risk calculations were based on conservative assumptions to ensure protection of human health and the environment.

The soil cleanup level for a residential site use scenario is 371 ppm for lead and 4,594 ppm for an occupational worker scenario, both of which are based on DTSC's current LeadSpread model.

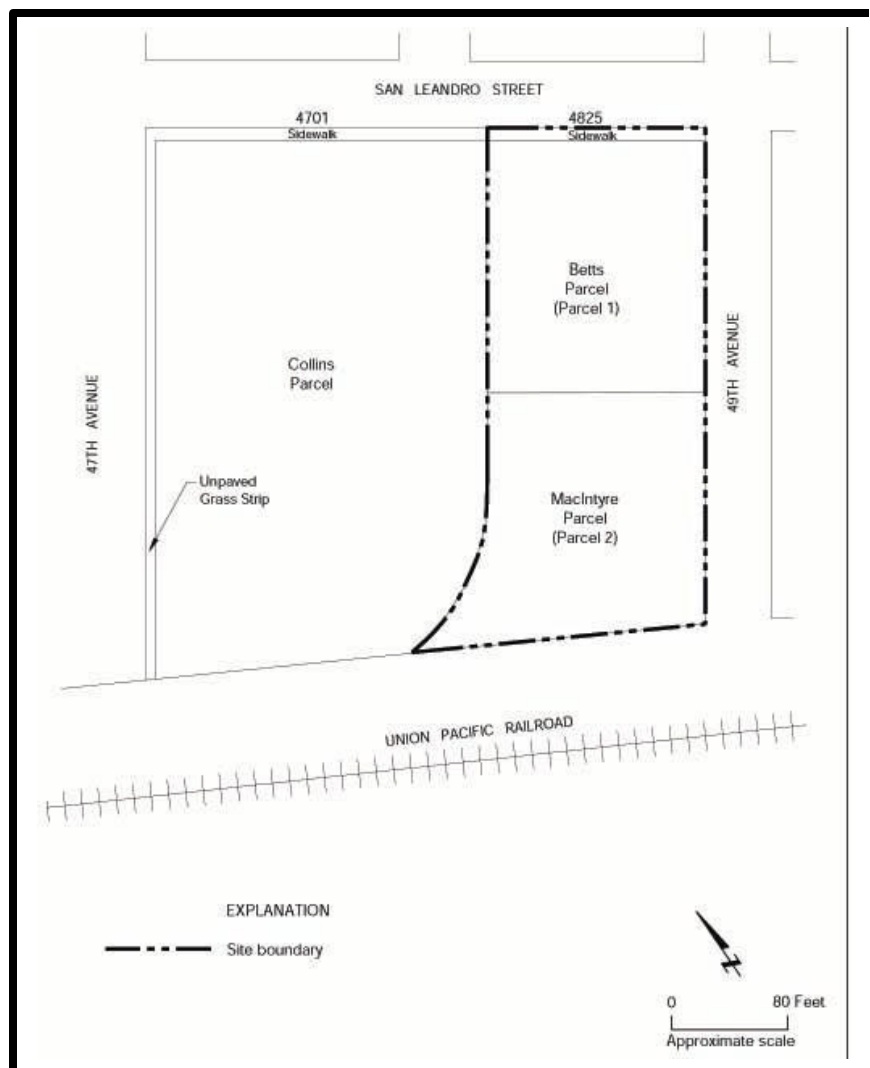


Figure 1 – Site Location Map

ALTERNATIVES CONSIDERED

Two draft RAWs have been prepared – one for Parcel 1 and a second for Parcel 2. The draft RAWs summarize all previous reports and studies, identify cleanup goals, outline possible remedial alternatives, and make final recommendations to address environmental issues at the parcel. Each option was evaluated based on effectiveness, ease of implementation, and overall cost. Three options were evaluated in each draft RAW as detailed below:

Parcel 1 Alternatives

- 1. No action:** This alternative consists of conducting no remedial work at Parcel 1 and provides a basis for comparison with other alternatives.
- 2. Repair and maintain existing asphalt cap:** Under this alternative, the existing asphalt paving on Parcel 1 would be inspected, repaired and sealed. These actions would prevent contact with underlying soil. A long-term cap maintenance program would be implemented and a deed restriction would be filed that allows only commercial uses for Parcel 1.
- 3. Excavate soil to residential standards:** Under this alternative, soil that exceeds residential cleanup goals at Parcel 1 would be dug up and disposed of at an appropriate off-site landfill. Excavated areas would be backfilled with clean soil.

Parcel 2 Alternatives

- 1. No action:** This alternative consists of conducting no remedial work at Parcel 2 and provides a basis for comparison with other alternatives.
- 2. Install new cap on Parcel 2:** Under this alternative, Parcel 2 would be entirely capped with asphalt or concrete pavement underlain by a base layer of gravel. These actions would prevent contact with underlying soil. A long-term cap maintenance program would be implemented and a deed restriction would be filed that allows only commercial uses for Parcel 2.
- 3. Excavate soil to residential standards:** Under this alternative, soil that exceeds residential cleanup goals at Parcel 2 would be dug up and disposed of at an appropriate off-site landfill. Excavated areas would be backfilled with clean soil.

PREFERRED ALTERNATIVES – Alternative 2 for Parcels 1 and 2

Alternative 2 has been identified in each draft RAW as the best approach to prevent contact with impacted soils. These alternatives will make the site safe for continued commercial use, will protect the health and safety of adjacent residents and comply with existing regulatory cleanup criteria.

HOW PROPOSED ALTERNATIVES WOULD AFFECT THE NEIGHBORHOOD

If Alternative 2 - as outlined in each draft RAW - is approved, cleanup activities would begin in November 2003, and would last about 8 weeks. First, the site would be readied for construction work including installation of security fencing, air monitoring equipment and a watering system. Construction equipment and automobiles stored on-site would then be removed. The cap on Parcel 1 would be inspected and repaired, as necessary. Asphalt pavement with a gravel base layer would be installed on Parcel 2. During grading activities, the air would be regularly monitored and dust would be strictly controlled.

All work would be conducted in accordance with a site-specific Health and Safety Plan designed to protect on-site workers, nearby populations and animals. Workers would be trained in hazardous waste operations. Prior to the start of construction, DTSC will issue a work notice that describes planned site activities.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

In accordance with the CEQA, DTSC has evaluated the preferred alternative for each project to determine if they will have any negative impacts on the environment. DTSC has determined that the cleanup projects are exempt from the CEQA process and plans to issue a NOE for each project.

ANUNCIO

Si prefiere hablar con alguien en español acerca de ésta información, favor de llamar a Jacinto Soto, Departamento de Control de Sustancias Tóxicas. El número de teléfono es (510) 540-3842.

FOR MORE INFORMATION

If you have questions regarding this cleanup, please contact either: Jacinto Soto, DTSC Project Manager, at (510) 540-3842 or jsoto@dtsc.ca.gov, or Jesus Cruz, DTSC Public Participation Specialist, at (510) 540-3933 or jcruz@dtsc.ca.gov. For media inquiries, please contact Angela Blanchette, DTSC Public Information Officer, at (510) 540-3732 or ablanch@dtsc.ca.gov.

You can also visit us on the web at : **www.dtsc.ca.gov**

INFORMATION REPOSITORIES

The draft RAW and the CEQA document, as well as other documents relating to this cleanup are available for public review at the following locations:

Melrose Branch
Oakland Public Library
4805 Foothill Blvd.
Oakland, CA 94601
(510) 535-5623
Call for hours

DTSC File Room
700 Heinz Avenue, Suite 200
Berkeley, CA 94710
(510) 540-3800
Hours: 8 a.m. to 5:00 a.m.
Please call for an appointment

NOTICE TO HEARING IMPAIRED INDIVIDUALS

TDD users can obtain additional information about the site by using the California State Relay Service (1-888-877-5378) to reach the Public Participation Specialist, Jesus Cruz at (510) 540-3933.

Jesus Cruz
DTSC
700 Heinz Avenue, Suite 300
Berkeley, CA 94710

INSIDE: Information about plans to cleanup soil at 4825 San Leandro Street